City of Lafayette Staff Report

For: City Council

By: Niroop K. Srivatsa

Date Written: May 14, 2009

Meeting Date: May 26, 2009

Subject: **2009 Annual Housing Report**

This task is in the 2009 planning division work plan. Program H-5.3.1 of the Housing Chapter of the General Plan requires the preparation of an annual report to the City Council and Planning Commission that describes the amount and type of housing activity correlated with an updated summary of the City's housing needs. This report has been prepared to implement this program. Upon approval by the City Council, the report will be sent to the California State Department of Housing and Community Development.

The City of Lafayette annual report covers the time period from January 1, 2005 through December 31, 2008. The report is in three parts, including:

1. A table showing the City's progress in implementing the programs of the Housing Chapter;
2. The City's progress in meetings its share of the regional housing needs, and;
3. Efforts to remove governmental constraints to the maintenance, improvement and development of housing at all income levels.

Planning Commission Review

The report was considered and unanimously approved by the Planning Commission on May 7th.

RECOMMENDATION

Staff recommends that the City Council approve the annual report and direct staff to submit the document to the State Department of Housing and Community Development.

Attachment
Annual Report

10C

City of Lafayette

2009 Annual Report

The City of Lafayette 2009 Annual Report covers the time period of January 1, 2005 through December 31, 2008. The report contains three parts, 1) a table showing the City's progress in implementing the programs of the Housing Chapter, 2) the City's progress in meeting its share of regional housing needs, 3) efforts to remove governmental constraints to the maintenance, improvements, and development of housing.

Part 1 City of Lafayette General Plan Housing Chapter
Status of Programs and Implementation

The following table lists the programs contained in the Housing Chapter of the General Plan adopted by the City Council on October 28, 2002. Although the programs were adopted in 2002, they are similar to those contained in the former Housing Chapter. This material has been excerpted from the Draft Housing Element, scheduled for adoption by July 1, 2009. The status notes reflect the reporting period of this report – January 1, 2005 through December 31, 2008.

Program H-1.1.1: Rehabilitation/Preservation Program: In cooperation with the Contra Costa County Housing Authority (CCCHA), participate in the Neighborhood Preservation Program which provides low interest loans for the rehabilitation of homes owned or occupied by low- to moderate-income households. The City will improve citizen awareness of this rehabilitation loan program by a) making pamphlets on this program available at City Hall and at the public library; b) contacting neighborhood groups in older residential areas with this information; and c) continuing building code enforcement through the County's Building Division. Use funding sources such as the Deferred Payment Rehabilitation Loan Program (DPRLP) to implement this program. Responsibility: Planning Division Financing: City and State funds Scheduling: December 2003	Progress: Completed. Pamphlets were prepared in 2003 and made available at City offices, community center, and the library. Pamphlets were also mailed to all homeowners associations and posted on the City's web page. The pamphlets are updated annually. Effectiveness: Low. The City has received only one or two inquiries about assistance for rehabilitating homes. Appropriateness: Continue with the program. Given the downturn in the economy, more residents may wish to take advantage of these programs.
Program H-1.1.2: Code Enforcement Program: Develop a code enforcement program to encourage the rehabilitation and/or elimination of physically obsolete and substandard housing. Responsibility: Planning Division Financing: City Scheduling: Annually as an ongoing program	Progress: Completed. The City hired a full time Code Enforcement Officer in 2006. The Lafayette Municipal Code was also amended in 2006 to provide new regulations for a code enforcement and property maintenance program. Effectiveness: High. The Code Enforcement Officer closed approximately thirty cases each year during the reporting period. Appropriateness: Continue with the program.
Program H-1.2.1: Maintenance of Existing Residential Zoning: Retain existing residential zoning and revise the Zoning Ordinance to disallow commercial uses, other than residential businesses, in these zones. Continue to require architectural review of non-residential structures (e.g. schools, churches, fire houses, police stations, utility structures) in residential zones to ensure conformity with existing neighborhood character. Responsibility: Planning Division Financing: City Funds Schedule: Ongoing	Progress: Ongoing review through design review process of non-residential structures in residential zones to ensure conformity with existing neighborhood character. Effectiveness: High. The city processed eight design review applications during the reporting period for non residential structures such as schools and religious institutions. Appropriateness: Continue with the program.
Program H-1.2.2: Conversion of Housing Units	Progress: Not yet completed. In 2006, the new

Downtown: Develop an inventory of residential units which have been converted to non-residential uses without the required permits and in violation of the Zoning Ordinance in the C, C-1, SRB, and RB zoning districts. Work with property owners to convert and reclaim these units back to their original residential use. Responsibility: Planning Division Financing: City Scheduling: Annually as an ongoing program	owner of a building with forty apartments that had been converted over the years to businesses contacted the City about upgrading the façades. The City informed him that no applications would be processed until the apartment use was reinstated. Effectiveness: Although success has been moderate so far, the City has an ongoing interest in ensuring housing units are not lost. As affordability continues to be an issue in Lafayette, apartments remain an important resource within the City. Appropriateness: Continue with the program.
Program H-1.3.1: Shared Housing Programs for Seniors: Contact the Shared Housing Association in Contra Costa County to determine whether the Association would be interested in implementing such a program in Lafayette. Responsibility: Planning Division Financing: City to apply for available funding; Non-profit organization to implement the program. Scheduling: September 2003	Progress: The Association was contacted in 2004 and there was no interest. Effectiveness: Low. Appropriateness: Discontinue the program; however, the City will continue to support other entities that may wish to provide shared housing. As a result, the policy pertaining to this issue will be retained.
Program H-1.4.1: Condominium Conversions: Consider amendments to the existing condominium conversion regulations (Chapter 32 of Title 6 of the Municipal Code). Amendments that would be considered include exemption of limited equity residential cooperatives that provide long-term affordability for the units; requirement of relocation assistance by the proponent when units are converted; and requirement of first right of refusal by occupants. Periodically review the provisions of the Condominium Conversion Ordinance to ensure that it adequately protects the existing rental housing stock. Responsibility: Planning Division Financing: City Scheduling: Periodic review, amendments as required	Progress: Not completed. Only two units were proposed and approved for conversion during the reporting period. Effectiveness: Low, as so few units have been proposed. However, the concept continues to be of interest to the City. Appropriateness: Continue the program but modify the requirements for condominium conversions to include an affordable housing set aside. In this way, the City can obtain a few more units of affordability.
Program H-1.5.1: Energy Conservation Program: Provide information on programs which provide assistance for energy conservation improvements for public distribution. Responsibility: Planning Division Financing: City Scheduling: December 2003	Progress: Completed. Materials available at City offices, community center, and the library. Pamphlets mailed to all homeowners associations and posted on the City's web page. The City also an Environmental Strategy in November 2006. See list of proposed tasks (attached)

	Effectiveness: High. Although specific data is not available, anecdotal information suggests that homeowners continue to seek ways to cut costs, especially during this time of escalating energy costs and the concomitant downturn in the economy. Appropriateness: Continue with the program.
Program H-1.6.1: Review existing zoning regulations that protect existing smaller units: Review and revise the Zoning Ordinance, as necessary, to ensure that adequate protection exists to prevent the replacement of small, affordable units with larger and more expensive units that are not in keeping with the character of the neighborhood. Responsibility: Planning Division Financing: City Scheduling: June 2004	Progress: Ongoing. The City's design review guidelines ensure compatibility of new homes in established neighborhoods. The City has also drafted a house size ordinance that requires new homes and remodels in established neighborhoods to be compatible in size and scale with the surrounding homes. Effectiveness: High. The City has had significant success in creating livable environments throughout Lafayette. Appropriateness: Continue with the program. Consideration of a house size ordinance is included in the proposed Goals, Policies and Programs.
Program H-1.6.2: Capital Improvement Program: Provide for annual review by the Planning Commission and City Council of the City's Capital Improvement Program (CIP) to determine what special priorities are needed for capital improvement projects required to maintain the community's older residential neighborhoods. Review of the CIP shall also include verification that areas needing improvement are scheduled for funding to address these needs at a specific time in the future. Responsibility: Community Development Department Financing: City Scheduling: Annually as an ongoing program	Progress: Ongoing. The Planning Commission and the City Council review the CIP annually. Effectiveness: High. The City has an established track record of channeling resources to the areas of Lafayette that need it the most. During the reporting period, the City constructed sidewalks and walkways along Hough Avenue, Dyer Drive, and Willow Drive - streets that serve the older neighborhoods closest to the Downtown. In addition, the City installed traffic calming devices along Moraga Blvd. to slow the vehicular traffic and protect the pedestrians as they walked to school, the library, BART and the Downtown. Appropriateness: Continue with the program.
Program H-2.1.1: Housing Rehabilitation in Non-Residential Areas: Continue to permit new housing units and housing rehabilitation in commercial zoning districts subject to approval of a land use permit as specified in the Zoning Ordinance. Responsibility: Planning Division Financing: City Scheduling: Ongoing	Progress: Ongoing. During the reporting period, building permits were issued for eighty six apartment units in the commercial zoning districts. Approval has also been granted for one hundred and one additional units in the Downtown. Effectiveness: High. Consistent with the Housing Element Law and the overall strategy for development in the Downtown, the proposed Goals, Policies and Programs will remove the requirement for a land use permit of residential

	units in the Downtown. Appropriateness: Continue with the program with changes as noted above.
Program H-2.2.1: Limited Equity Cooperatives: Seek sponsors to utilize State funds to develop a limited equity cooperative (LEC). Specific City actions to achieve this objective include assessing the viability and process of establishing an LEC; making such information available at the Planning Division; seeking cooperation and support for this program with the Contra Costa County Housing Authority and non-profit housing organizations in the Bay area such as Bridge and Eden Housing; and identifying potential sites for a LEC. Responsibility: Planning Division and CCCHA Financing: City Scheduling: December 2004	Progress: No progress. The City has been unable to find sponsors for this particular type of project (LEC). Effectiveness: Low. The focus on new affordable projects in Lafayette are those financed in more traditional ways (tax credits, HOME, etc.). The City will continue to support the development of affordable housing, as shown in the proposed Goals, Policies and Programs. Appropriateness: Discontinue this program.
Program H-2.3.1: Housing Impacts of Employment-Generating Uses: Identify housing impacts and appropriate mitigation measures for employment-generating commercial, office and industrial developments. Require developers to either build housing units and/or contribute to the Housing Fund pursuant to a Housing Impact Fee. Responsibility: Planning Division Financing: City Scheduling: Ongoing	Progress: No progress. Given its size, the City has not processed any large scale commercial or office projects. Effectiveness: Low. Appropriateness: Discontinue the program.
Program H-2.4.1: Multi-family Units in the Downtown Area: Review and revise the C, C-1, RB and SRB zoning districts to facilitate the construction of multi-family residential uses. The maximum permissible residential density, inclusive of density bonus provisions, shall be 35 dwelling units per acre. Densities above 24 dwelling units per acre shall be permitted only with the provision of a density bonus pursuant to H-3.4.1 and/or H-3.4.2. Include measures to provide protection from excessive noise, dust, odor and other quality of life criteria. Review and consider revisions to height limits and parking standards to account for day/night uses and combined parking facilities. Allow ground floor residential uses when not located on the Mt. Diablo Boulevard frontage. Consider the height, bulk and design of a development when determining its impacts on the surrounding area. Responsibility: Planning Division Financing: City Scheduling: June 2004	Progress: Ongoing. During the reporting period, the City approved two mixed use projects that commercial uses on the ground floor and housing above. Effectiveness: Medium. Appropriateness: The draft housing element contains a program that calls for housing to be a permitted use in the Downtown.
Program H-2.5.1: Second Dwelling Unit Construction: Review the existing Second Unit	Progress: A revised ordinance adopted September 8, 2003 complies with the

Ordinance and the number of such units that have been built in the past three years to determine what modifications of this section of the Zoning Ordinance may be required to increase the number of these units constructed. Review the Second Unit Ordinance for compliance with amendments to Government Code §65852.1 and §65852.2. Consider fast track processing for units meeting established standards. Responsibility: Planning Division Financing: City and Housing Developers Scheduling: June 2003	Government Code. The application fee for processing second dwelling units is subsidized by the City. During the reporting period, the City approved on the average of 3 to 4 second units a year. Effectiveness: High. Although few units are produced in a given year, this program is important because it provides yet another type of housing that is generally affordable. Appropriateness: Continue with the program.
Program H-2.6.1: Manufactured Housing: Review standards for placement of manufactured housing units on permanent foundations in existing developments, and amend the Zoning Ordinance accordingly. Require that these structures conform to the City's design review guidelines. Provide information and assistance to developers and private citizens interested in the use of manufactured housing components for residential expansion, conversion, or rehabilitation. Responsibility: Planning Division Financing: City Scheduling: December 2004	Progress: No progress. Effectiveness: Low. The City issued a permit to build one manufactured housing unit during the reporting period. Appropriateness: Continue with the program. Given the downturn in the economy, more residents may wish to build modular or manufactured housing units.
Program H-2.7.1: Infill Sites: Develop and maintain an inventory of vacant and/or underdeveloped residential land, distinguishing between land within the City limits and land within the City's Sphere of Influence. Provide copies of the inventory for public distribution. Responsibility: Planning Division Financing: City Scheduling: Ongoing	Progress: Original inventory prepared in 2004. Effectiveness: High. This information has been helpful in keeping tabs on development within the community. In addition, versions of this inventory have assisted in locating sites for development of the Eden Housing affordable senior project. Appropriateness: Continue with the program.
Program H-2.8.1: Housing Rehabilitation: Utilize redevelopment funds to assist in the rehabilitation and conservation of existing multiple family units. Work with owners to ensure some units remain at below market rents. Responsibility: Planning Division Financing: City Scheduling: Annually as an ongoing program	Progress: In 2006, the Redevelopment Agency (RDA) worked with the owners of an existing apartment building to determine if RDA funds could be used to upgrade the property while ensuring the long term affordability of some of the units. The property owner sold the building before the RDA could complete its efforts. In 2007, the RDA was asked to contribute funds towards the purchase of another apartment complex. The potential buyers of the property did not provide the RDA with the information regarding their ability to perform and therefore the RDA declined to get involved in the acquisition. Effectiveness: Moderate. The City continues to

	find ways to assist the older housing stock and protect the affordability of those units. Appropriateness: Continue with the program. The City has a significant number of older apartment buildings in need of rehabilitation.
Program H-3.1.1: Affordable Senior Housing: Identify an area or parcel(s) of land suitable for senior housing funded by a HUD 202 or similar program. Work with developers to facilitate obtaining funding and construction of senior housing on this site, including the use of $1,000,000 from the Redevelopment Agency's Low and Moderate Income Fund. Responsibility: Planning Division Financing: City Scheduling: September 2003	Progress: Completed. City entered into a partnership with Eden Housing Inc. in 2006 to build an all affordable senior housing project. Eden has acquired a site in the Downtown for a 46-unit independent living, affordable senior housing project. The Lafayette Redevelopment Agency has committed $2.2M towards this project and an additional $800,000 will be provided by the City from housing in-lieu fees for a total commitment of $3M. The project was approved by the City in late 2008. Effectiveness: High. The City's second RDA-assisted project continues to progress through the development phase. Appropriateness: Project is approved. Construction expected to begin in 2009/10.
Program H-3.1.2: Housing Fund: Create a Housing Fund with contributions of funds collected from private and public sources to implement and/or supplement the City's housing programs. Consider funding programs specifically designed to make housing available to moderate-income Lafayette residents. Use of the Housing Fund will be governed by guidelines as set out in the Municipal Code. There are several possible sources and uses of this fund. Loans, grants, developer fees and other funding sources could be used to reduce the cost of land acquisition and construction for affordable housing, and to prevent and reduce homelessness. Responsibility: Planning and Finance, City Manager Financing: City and other sources listed above Scheduling: June 2004	Progress: Partially completed. The Redevelopment Agency has a fund dedicated to the provision of affordable housing. Effectiveness: High. The City's support of Eden's senior project is one example of the success of this program.. Appropriateness: Continue with the program.
Program H-3.1.3: Tax-Exempt Financing: Require developers utilizing tax-exempt financing to include language in agreements with the City permitting persons and households eligible for HUD Section 8 rental assistance or Housing Voucher Folders to apply for below-market-rate units provided in the development. Responsibility: Planning Division Financing: City and housing developers utilizing tax-exempt revenue bonds. Scheduling: Ongoing	Progress: Ongoing. Effectiveness: Low for the reporting period. There have been no projects specifically seeking tax-exempt financing. Appropriateness: Continue to encourage developers to use all types of financing to build affordable housing project.

Program H-3.1.4: Available Funding: Support efforts to obtain available State and federal assistance to develop affordable housing both for seniors, large households and households with children. Support efforts to apply for the HCD's HOME Program and CFHA Rental Assistance Program. Although federal assistance for new construction is unavailable at the present time, the City may take advantage of any funds that may become available in the future. Encourage additional affordable units through, for example, developer agreements, revenue bonds, and the Senior Citizens Shared Housing program. Responsibility: Planning Division Financing: CFHA Rental Assistance Program and other State and federal sources Scheduling: September 2003	Progress: In 2006, Eden Housing, Inc. was selected by the City of Lafayette to build an affordable senior housing project in Downtown Lafayette. Eden applied for and received $3M in CDBG and HOME funds from Contra Costa County. Effectiveness: High. Although financing of this project has been difficult because of the overall economy, the project is expected to move forward as planned. Appropriateness: Continue with the program.
Program H-3.1.5: Housing Impact Fee: Consider the adoption of a housing impact fee to be imposed on all new development. Exempt from the Housing Impact Fee developments providing affordable housing. Funds collected shall be used to facilitate the development of affordable housing. Responsibility: City Council and Planning Division Financing: New Development Scheduling: June 2004	Progress: No progress. Effectiveness: Low. The City is currently drafting and inclusionary housing ordinance that has an in lieu fee component. Appropriateness: Discontinue the program and merge with the inclusionary housing program.
Program H-3.2.1: Senior Housing Planned Development: Consider creating a Planned Unit Zoning District for senior housing. Include criteria that protect neighborhood character and assure good design, and which may include flexible parking and setback requirements, and density bonuses, where applicable. Responsibility: Planning Division Financing: City Scheduling: September 2003	Progress: See references to Eden Housing. While a planned district was not created for the Eden project, the City did approve flexible parking and setback requirements and density bonuses. Effectiveness: Low. Instead of the development of a Planned Unit Zoning District for senior housing, the City is proposing a new program, to provide a Senior Housing Overlay Zone. See the proposed Goals, Policies and Programs. Appropriateness: Discontinue this program and implement a Senior Housing Overlay Zone program.
Program H-3.3.1: Accessible Units for the Physically Disabled: Revise the Zoning Ordinance to require at least 5 percent of new multi-family residential projects to be built for disabled persons consistent with federal and State laws and 20 percent of all ground floor units in apartments and condominiums to be handicapped accessible. Continue to make a good faith effort to facilitate the construction of the remaining eight special needs housing units, pursuant to the 1995 Redevelopment Settlement Agreement.	Progress: Ongoing. Amendments to the zoning ordinance have not been made. Effectiveness: Low. Appropriateness: Continue with the program

Responsibility: Planning Division Financing: City Scheduling: December 2003	
Program H-3.3.2: Housing for Persons with Disabilities: Analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520 enacted on January 1, 2002. The analysis will include an evaluation of existing land use controls, permit and processing procedures and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities. Responsibility: Planning Division Financing: City/RDA Scheduling: Evaluation January 2003. If constraints are found, subsequent actions will be taken within six months of the evaluation.	Progress: Completed. A reasonable accommodations ordinance was adopted in March 2006. Effectiveness: High. There have been no requests for reasonable accommodation since the ordinance was enacted. Appropriateness: Continue enforcing the ordinance.
Program H-3.4.1: Density Bonus Regulations: Revise the Zoning Ordinance to comply with the density bonus provisions of Government Code §65915-65918 requiring the granting of a density bonus of 25 percent and an additional financial incentive, or financially equivalent incentive(s), to a developer of housing agreeing to construct at least a) 20 percent of the units for low-income households; or b) 15 percent of the units for very-low income households; or c) 50 percent of the units for senior citizens. Responsibility: Planning Division Financing: City and developers Scheduling: December 2003	Progress: Completed. The City adopted density bonus guidelines in 2006. The Eden senior housing project was granted density bonuses consistent with State law. Effectiveness: High. The City's program now references State law rather than spelling out the specifics of the bonus, since the law has changed several times since its original passage. Appropriateness: Continue to comply with State law.
Program H-3.4.2: Very-Low and Low Income Density Bonus: Amend the Zoning Ordinance to remove constraints to the construction of affordable housing. Amend the ordinance as follows: a) permit a density bonus for projects with more than 25 percent of the units affordable to very-low and low income households; b) the number of very-low and low income units would be specified in the Zoning Ordinance, taking into account such factors as: project size, the density bonus requested pursuant to this program, and reduction in city fees and/or other city requirements; and c) apply this program to commercial zoning districts. Responsibility: Planning Division	Progress: See program above. Effectiveness: See above. Appropriateness: See above.

Financing: City and developers Scheduling: December 2003	
Program H-3.7.1: Emergency and Transitional Housing: Revise the Zoning Ordinance to permit an emergency and transitional housing facility as a permitted use in the General Commercial Zoning District 1 (Zoning Map symbol C-1), which covers the area shown in Map V-1 in accordance with Government Code §65583. Require that the Uniform Housing Code (UHC) Space and Occupancy Standards be applied to shelters pursuant to Health and Safety Code §50807. Design Review approval shall also be required prior to issuance of a building permit. Responsibility: Planning Division Financing: City Scheduling: June 2004	Progress: Not completed. Because of staffing constraints and other priorities, the program was never implemented. Now, however, with SB 2, this item is still needed. Effectiveness: Specific effectiveness unknown; however, since there are so few homeless persons in Lafayette, no applications for shelters or transitional units were received during the reporting period. Appropriateness: Consistent with SB 2, continue with the program.
Program H-3.8.1: Ongoing Estimates of the Demand for Emergency Housing: Consult with the Lafayette Police Department and the Contra Costa County Task Force on Homelessness to maintain ongoing estimates of the demand for emergency housing in Lafayette. Responsibility: Planning Division Financing: City Scheduling: Ongoing	Progress: Completed. The last count conducted in 2007 showed that there were 5 homeless people in Lafayette. Effectiveness: High. The City will continue to participate in Countywide efforts to count the homeless. Appropriateness: Continue with the program.
Program H-3.9.1: First Time Home Buyers: Include in the density bonus provisions of the Zoning Ordinance incentives for the provision of housing units affordable to first time home buyers who need or qualify for affordable housing. Responsibility: Planning Division Financing: City Scheduling: December 2003	Progress: No progress. Effectiveness: Unknown. Appropriateness: This program will be merged with the inclusionary housing program in the new element.
Program H-4.1.1: Equal Housing Opportunity: Facilitate equal housing opportunity by establishing a City procedure for investigating and appropriately handling housing discrimination complaints. Information regarding equal housing opportunity laws and the City's equal housing opportunities procedures shall be prepared and distributed to the public at City offices, the public library, and the community center. Responsibility: Planning Division Financing: City Scheduling: December 2003	Progress: Completed. Pamphlets were prepared in 2003 and made available at City offices, community centers, and the library. Effectiveness: Moderate. Since the City is not equipped to handle housing discrimination complaints, it will refer inquiries to the appropriate agencies. Appropriateness: Continue with the program but clarify that the City does not itself investigate fair housing complaints.
Program H-4.1.2: Nondiscrimination Clauses: Provide nondiscrimination clauses in rental agreements and deed restrictions for housing	Progress: Ongoing. Nondiscrimination clauses in rental agreements and deed restrictions are required for housing constructed with City

constructed with City assistance. Responsibility: Planning Division Financing: City Scheduling: Ongoing	assistance. Effectiveness: Moderate Nondiscrimination clauses were included in the agreements with Eden Housing and Town Center Phase II developments, both of which received City/RDA financing. Appropriateness: Continue with the program.
Program H-5.1.1: Establish an Inclusionary Housing Ordinance: Establish an Inclusionary Housing Ordinance to require developers of residential developments of ten (10) or more units in retail, commercial and multi-family housing zoning districts to provide up to 10 percent of their units at rents or purchase prices affordable to very-low to moderate income households. The definition of income category shall be in accordance with the income guidelines adopted by the United States Department of Housing and Urban Development (HUD). In addition, consider using the following performance criteria for inclusionary units: the exterior appearance of inclusionary units shall not be different than other units in the housing development of which they are a part; and inclusionary units shall be dispersed or distributed throughout the development rather than being concentrated in one portion of the development. Offer priority for occupancy of the inclusionary units to seniors and those who work in Lafayette. Responsibility: Planning Division Financing: Residential developers Scheduling: June 2003	Progress: Underway. Draft components of the inclusionary housing ordinance were submitted to and approved by the Planning Commission and City Council on October 9th, 2008. Staff is drafting an ordinance. Effectiveness: Unknown. Since the ordinance has not yet been implemented, it is not possible to determine whether it has been effective. Appropriateness: Continue with the program as revised in the proposed Goals, Policies and Programs.
Program H-5.1.2: Fast-Track Processing: Provide fast track processing for projects with affordable housing. Fast track processing means giving projects with affordable housing units a priority over other non-public health and safety related projects in the processing and review by City staff. It does not mean eliminating any of the City's regular public notice and hearings or other project review procedures. Responsibility: Planning Division Financing: City Scheduling: Ongoing	Progress: Ongoing. The Eden Housing project was fast tracked. Effectiveness: High. To facilitate the approval of the Eden Housing project, the City created a Senior Housing task Force comprising of representatives of the City Council, Planning Commission and Design Review Commission. ,This group reviewed and critiqued the plans early and often to ensure that they would be supported by the community. The City Council, Planning Commision and Design Review Commission also held two pre-application meetings with Eden Housing to provide guidance to the developer. Appropriateness: Continue with the program.
Program H-5.1.3: CEQA Process: Follow CEQA procedures to expedite permit processing for all	Progress: Development projects are reviewed for compliance with CEQA. Most infill housing

development, including a) encouraging preliminary project review by staff and b) considering the use of mitigated negative declarations, focused EIR's and other procedures where appropriate. Responsibility: Planning Division Financing: City Scheduling: Ongoing	projects in the neighborhoods receive categorical exemptions. Projects in the Downtown have been approved with mitigated negative declarations. Effectiveness: High. Appropriateness: Continue with the program.
Program H-5.1.4: Review the Zoning Ordinance, Review the Zoning Ordinance and consider revisions to the following governmental constraints on the development of housing: a) Require parking standards for multi-family uses in commercial zoning districts consistent with the MRA zoning district. b) Review the MRA district's FAR requirements for revision, or possible elimination. This change will affect not only the MRA district, but will also serve as a guide for considering multi-family developments in commercial districts. c) Delete the FAR requirements for residential use in the MRO district. d) Consider the strict regulation of the conversion of existing multiple family residential units in the C, C-1, SRB, and RB Zoning Districts. e) Provide residential parking requirements for the APO zoning district and other zoning districts that do not have residential parking requirements. Responsibility: Planning Division Financing: City Scheduling: June 2004	Progress: Not completed. Effectiveness: Unknown. Appropriateness: This program has been added to the new Element.
Program H-5.3.1: Annual Report: Prepare an annual report to the City Council and Planning Commission that describes the amount and type of housing activity correlated with an updated summary of the City's housing needs. Responsibility: Planning Division Financing: City Scheduling: Annually (include with the annual review of the CIP by the Planning Commission)	Progress: Ongoing. Effectiveness: Moderate. Appropriateness: Continue the program.
Program H-5.3.2: Demographic Information: Update demographic information as the complete results of the 2000 Census, and other data, become available.	Progress: Ongoing.

Responsibility: Planning Division Financing: City Scheduling: Ongoing	Effectiveness: Moderate. Appropriateness: Continue to update data. Revise action to include 2010 Census.

Part 2 City of Lafayette RHNA
Status of Meeting Regional Housing Need Allocation

The table below shows the number of housing units produced in Lafayette during the years 2005 through 2008. The multi family units are in the moderate income range. Of the 88 single family units built, 14 were second units and they fall in the low to moderate income range. The remaining 74 new single family residences built in Lafayette have been identified as above moderate. The total number of new net housing units for the reporting period is 62.

ANNUAL CONSTRUCTION OF HOUSING UNITS BY TYPE IN LAFAYETTE, 2004 TO 2008

Year	Single Family Units	Multiple Family Units	Demolitions	Net Housing Unit Increase
2004	8	9	6	11
2005	23	0	3	20
2006	18	0	11	7
2007	23	0	5	18
2008	16	0	10	6
Total	**88**	**9**	**35**	**62**

SOURCE: CITY OF LAFAYETTE PLANNING DIVISION 2008

The City is currently updating its 2002 Housing Element. The Regional Housing Need Allocation for the last reporting period was:

ABAG HOUSING NEEDS DETERMINATION 1999 – 2007

Income Group – Percentage of County Median Income	Percentage of Total	Total Housing Unit Need
Very Low [0-50]	15%	30
Low [50-80]	9%	17
Moderate [80-120]	22%	42
Above Moderate [>120]	54%	105
Total	100%	194

The policies and implementing actions of the previous Housing Element concentrated on preservation of existing single-family neighborhoods and encouragement of second units and multi-family and senior citizen housing. The City has been moderately successful in achieving the goals established by the previous Housing Element as illustrated in the table below:

PROGRESS TOWARDS MEETING REGIONAL HOUSING NEEDS 1999 TO 2007

Income	Regional Housing Needs Allocation 1999-2007	Building Permits Issued	Percentage of RHNA
Very Low	30	15	50%
Low	17	2	12%
Moderate	42	78	186%
Above Moderate	105	97[1]	92%
TOTAL	194	192	99%

The City of Lafayette has been working with Eden Housing, a nonprofit developer, to create a new independent living facility for extremely low-income and very low-income seniors. In addition to financial assistance to the proposed 46-unit development, the City has provided several land-use benefits to the project, such as a density bonus, an increase to the maximum allowable height and a reduction in the parking requirements. This project will provide an exceptionally-designed building on Mt. Diablo Boulevard in the Downtown area that includes a wide variety of amenities for the City's senior population.

[1]In this period, the City issued 168 permits for new homes and 71 demolition permits.

Part 3 City of Lafayette General Plan Housing Chapter

Status of Removing Governmental Constraints

During the reporting period, the City of Lafayette has completed several housing chapter programs designed to remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. For the status of these various programs to remove governmental constraints, see the discussion in Part 1 above for the following housing chapter programs: H-1.12, H-1.41, H-1.6.1, H-2.4.1, H-3.3.1, H-3.3.2, H-3.4.1, H-3.4.2, and H-5.1.4